

Single Family Residence **RESIDENTIAL**

8131 BIG RIVER DR

RENO, NV 89506

\$424,715 TopHap Estimate · \$303 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,400 ft²

LIVING AREA

0.15 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$425K

\$411K low

\$438K high

Est. Owner Equity

\$277,915

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$1,665 (2025)
Assessed Value	\$82,311
Previous Assessed	\$79,536
Assessor Market Value	\$235,173

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.15
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Evaporative
Garage	Garage, Attached
Pool	No

Porch · 338 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 5, 2019	Financing	Intrafamily Transfer			
Nov 5, 2019	Financing	Bargain And Sale Deed			\$147K
May 30, 2003	Resale	Grant Deed	\$159,000	\$114	
May 30, 2003	Resale	Grant Deed	\$159,000	\$114	\$157K
Mar 7, 1997	Resale	Grant Deed	\$130,000	\$93	\$128K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Silver Lake Elementary School	Elementary	KG–5	0.6 mi
Cold Springs Middle School	Middle	6–8	5.0 mi
North Valleys High School	High	9–12	5.0 mi

District: Washoe County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 89506

72 CRIME INDEX	95 AIR POLLUTION	46,491 POPULATION	\$79K MEDIAN IN-COME	48°F AVG TEMP	79% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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